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ESTATE AGENTS

FOR SALE  
01636 55504



6 Marquis Avenue  
Balderton, NG24 3HY

Guide Price £180,000 to £190,000

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## 6 Marquis Avenue

Balderton, NG24 3HY

**\*\*\*CUL DE SAC LOCATION\*\*\*** Guide Price £180,000 to £190,000. This two double bedroom semi detached bungalow is located within the popular area of Manners Road in Balderton. This property boasts a cosy setting with a lounge & conservatory, perfect for entertaining guests or simply relaxing with your loved ones.

With two well-proportioned bedrooms, this bungalow offers ample space for a small family or those looking for a spare room for guests or a home office. There is a shower room and a kitchen diner.

The low-maintenance gardens are ideal for those who appreciate outdoor spaces but prefer not to spend hours on upkeep. Imagine enjoying a cup of tea in the conservatory or hosting a dinner party in the dining kitchen - the possibilities are endless. This property comes with no chain, making the buying process smooth and hassle-free.

This property is situated within a sought after location of Balderton and has easy access to local schools and local amenities to include doctors, Sainsbury's, Tesco's, a Vets and much more. The property provides easy access to transport links to include the A1, A46, A17 & A52 making it ideal for commuters. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





**Kitchen/Diner**  
11'6" x 11'5" (3.53 x 3.49)

**Lounge**  
14'10" x 37'8" (4.54 x 11.5)

**Conservatory**  
9'4" x 7'10" (2.86 x 2.41)

**Bedroom One**  
11'10" x 11'6" (3.62 x 3.53)

**Bedroom Two**  
12'7" x 8'10" (3.84 x 2.7)

**Shower Room**  
7'10" x 6'5" (2.4 x 1.97)



## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

